

REQUIRED NUMBER OF PARKING SPACES

All off-street parking areas shall meet the following provisions unless otherwise provided for in these regulations.

(A) Rules for Computing Parking Spaces

The following rules shall apply when computing parking spaces:

(1) *On-Street Parking*

On-street parking spaces shall not be counted toward off-street parking space requirements.

(2) *Multiple Uses*

Unless otherwise noted or approved, off-street parking areas serving more than one use shall provide parking in an amount equal to the combined total of the requirements for each use.

(3) *Fractions*

When a measurement of the number of required spaces results in a fractional number, any fraction of $\frac{1}{2}$ or less shall be rounded down to the next lower whole number and any fraction of more than $\frac{1}{2}$ shall be rounded up to the next higher whole number.

(4) *Area Measurements*

In a non-residential building, unless otherwise specifically noted, all square footage-based parking standards shall be computed on the basis of gross floor area of all floors.

(5) *Occupancy- or Capacity- Based Standards*

(a) For the purpose of computing parking requirements based on employees, students, residents, or occupants, calculations shall be based on the largest number of persons working on a single shift, the maximum enrollment or the maximum fire-rated capacity, whichever is applicable, and whichever results in a greater number of parking spaces.

(b) In hospitals, bassinets shall not be counted as beds.

(c) In the case of benches, pews and similar seating accommodations, each 18 inches thereof shall be counted as one seat for the purpose of determining the parking requirements.

(6) Unlisted Uses

Upon receiving an application for a use not specifically listed in the parking schedule below, the Director of Development Services shall apply the parking standard specified for the listed use that is deemed most similar to the proposed use in regards to use, size and intensity of use.

If the Director of Development Services determines that there is no use similar in use, intensity or size, they may require the applicant to prepare a parking study. The study must include estimates of parking demand based on recommendations of the Institute of Traffic Engineers (ITE), or other acceptable estimates as approved by the Director of Development Services, and should include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity, and location. The study must document the source of data used to develop the recommendations.

This parking study is required to ensure that the number of parking spaces provided will meet the purpose of these regulations as set forth in Section 141.

(B) Number of Required Spaces

- (1) Figure 145-A illustrates the optimal number of parking spaces required for each use within Anderson Township.
- (2) The applicant may vary from the optimal number of parking spaces in accordance with Section 145 (C).

Figure 145-A

Optimal Required Parking Spaces	
Residential Uses	
Assisted living, children's home, convalescent home	1 space per 2 beds.
Boarding houses, rooming houses, dormitories	1 space per bed.
Convents or monasteries	1 space per 20 people.
Elderly housing	1 space per bed.
Single -family dwellings	2 spaces per dwelling unit.
Two-family dwellings	2 spaces per dwelling unit.
Efficiency, one bedroom apt.	1.5 spaces per dwelling unit.
Two or more bedroom apts.	2 spaces per dwelling unit.

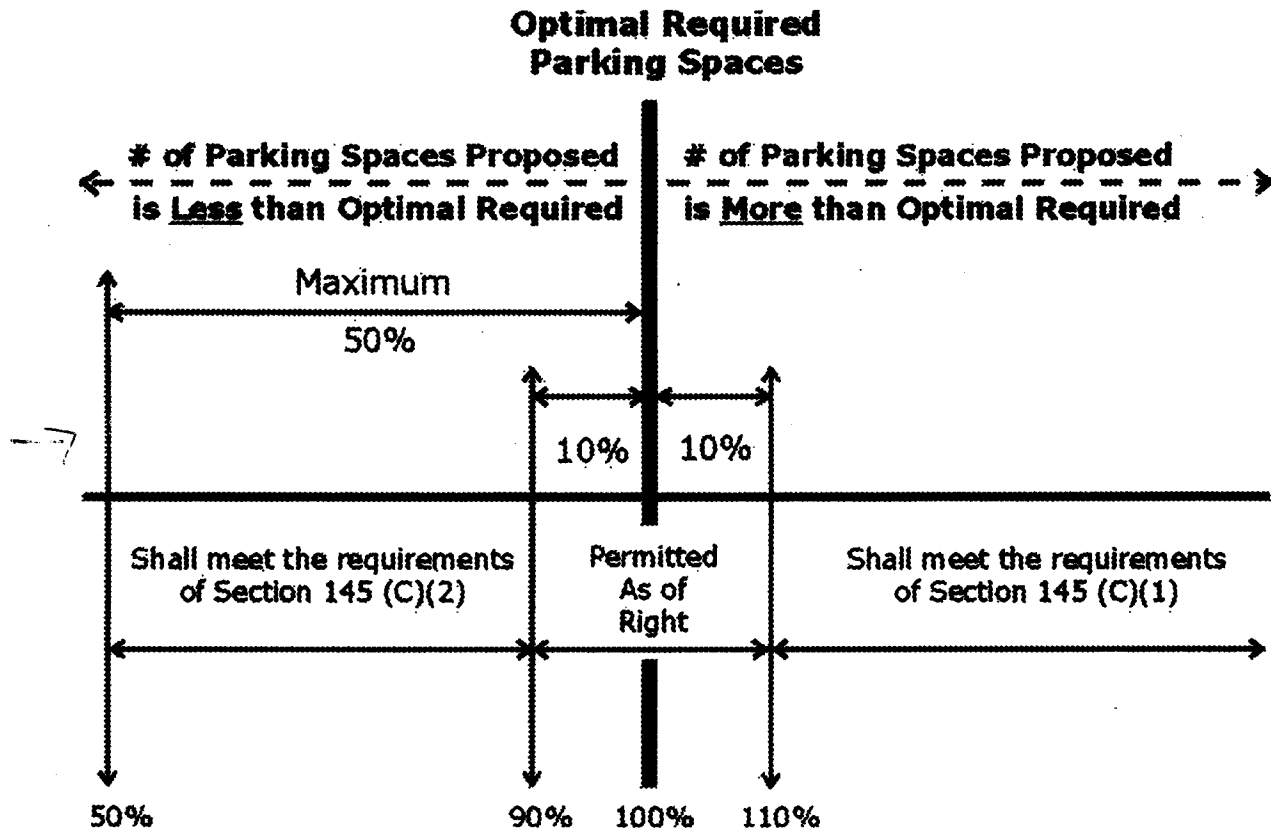
Use	Optimal Required Parking Spaces
Commercial Uses	
Amphitheaters, auditoriums, stadiums, theaters, and other places of assembly	1 space per 4 fixed seats or 1 space per 4 persons based on maximum building capacity established by Township Fire Department, whichever is greater.
Amusement centers, arcades, aquariums, banquet halls, exhibition halls	1 space per 2 persons, or 1 per 1,000 square feet, whichever is greater.
Animal hospital or veterinary clinics	4 spaces per 1,000 square feet.
Automotive service or incidental body repair	3 spaces per 1,000 square feet of floor area, excluding services bays, plus 1 space per service bay (service bay may not be counted as a parking space).
Automotive, truck, boat, or other vehicle sales or rental	10 spaces per 1,000 square feet of indoor floor area, plus one space per 1,000 square feet of outdoor sales area.
Automotive fuel sales	4 spaces per 1,000 square feet of floor area, excluding services bays, plus 1 space per fuel pump or service bay (service bay may not be counted as a parking space).
Automotive washes	2 spaces per washing bay (washing bay may not be counted as a parking space).
Bars and taverns	15 spaces per 1,000 square feet.
Bed and Breakfast Establishment	2 spaces for the owner or operator, plus 1 space for each bedroom rented to the public.
Boat harbors or boat rental establishments	1 space per 2 boat berths.
Commercial schools for dance, music, or similar uses	1 space per 2 students.
Funeral homes	1 space per 50 square feet.
Hotels and motels	1 space per room or suite.
Outdoor displays, sales or storage	1 space per 750 square feet.
Personal services including barber shops and beauty salons	6 spaces per 1,000 square feet, or 2 spaces per station/chair, whichever is greater.
Printing and plumbing shops, laundries, dry cleaning plants, and similar service establishments	1 space per 2 employees
Pool or billiard hall	10 spaces per 1,000 square feet.
Restaurant	10 spaces per 1,000 square feet or 1 space for each 4 seats, whichever is greater.
Retail commercial uses	4 spaces per 1,000 square feet.
Self-storage facility	1 space per two storage units.
Service commercial uses	4 spaces per 1,000 square feet.
Shopping Center	4 spaces per 1,000 square feet.
Telecommunication structures	1 space per structure.

Optimal Required Parking Spaces	
Commercial Uses (continued)	
Wholesale, bulk goods, hardware, furniture, or similar sales	2.5 spaces per 1,000 square feet.
Office Uses	
Banks or financial institutions	3 spaces per 1,000 square feet.
Broadcasting/recording studios	2 spaces per 1,000 square feet plus 1 seat per 3 fixed seats.
Medical and dental clinics or office	5 spaces per 1,000 square feet.
Office uses	3 spaces per 1,000 square feet.
Manufacturing/Industrial Uses	
Industrial or manufacturing uses	1.5 spaces per 1,000 square feet.
Laboratories	2.5 spaces per 1,000 square feet.
Warehousing or storage	1 space per 2,000 square feet.
Institutional/Public/Recreational Uses	
Bowling alley	5 spaces per bowling lane.
Churches, temples, and other places of worship	1 space per 5 fixed seats in the main assembly room or 1 space per 5 persons, based on maximum building capacity established by Township Fire Department, whichever is greater.
Colleges, universities and other graduate institutions	1 space for each 5 classroom seats plus 1 space for each auditorium seat.
Elementary or middle/junior schools	3 per classroom.
Golf courses	8 spaces per hole.
Golf driving ranges	2 spaces per tee.
Hospitals	1 space for every 2 patient beds plus outpatient clinics, laboratories, pharmacies and other similar uses shall have 4 spaces per 1,000 square feet.
Libraries, Museums and Galleries	3 spaces per 1,000 square feet.
Miniature golf courses	2 spaces per hole.
Nursery schools and day care centers	1 space for each 5 students.
Organizational clubs and lodges	10 spaces per 1,000 square feet or 1 space per 2 persons based on maximum building capacity established by Township Fire Department, whichever is greater.
Racquetball, handball and tennis courts	5 spaces per court.
Senior high schools	1 space per 5 students.
Skating rinks	5 spaces per 1,000 square feet.
Swimming pool	20 spaces per 1,000 square feet of pool area.
Volleyball courts	16 spaces per court.

(C) Adjustments to Required Parking

The applicant for all uses except single-family and two-family dwellings may vary from the optimal number of parking spaces in accordance with the following provisions. See Figure 145-B.

Figure 145-B



(1) Parking Spaces in Excess of Optimal Number of Spaces

- (a) The applicant may provide a number of spaces equal to the optimal number of spaces or up to ten (10) percent more as of right.
- (b) The Director of Development Services may permit a number of spaces in excess of ten (10) percent of the optimal number of required spaces. The applicant shall be required to demonstrate a need for the additional spaces and shall meet the additional landscaping regulations set forth in Section 150 (E)(4).

(2) Parking Spaces Less than the Optimal Number of Spaces

- (a) The applicant may provide a number of spaces equal to the optimal number of spaces or up to ten (10) percent less as of right.

(b) The Director of Development Services may permit a total reduction of up to a maximum of fifty (50) percent of the optimal number of spaces upon compliance with all other sections of this Article. Ten (10) percent of the spaces may be reduced as of right in accordance with Section 145 (C) but the remaining percentage, with a maximum reduction of fifty (50) percent, may be permitted only if the applicant complies with one or more of the following:

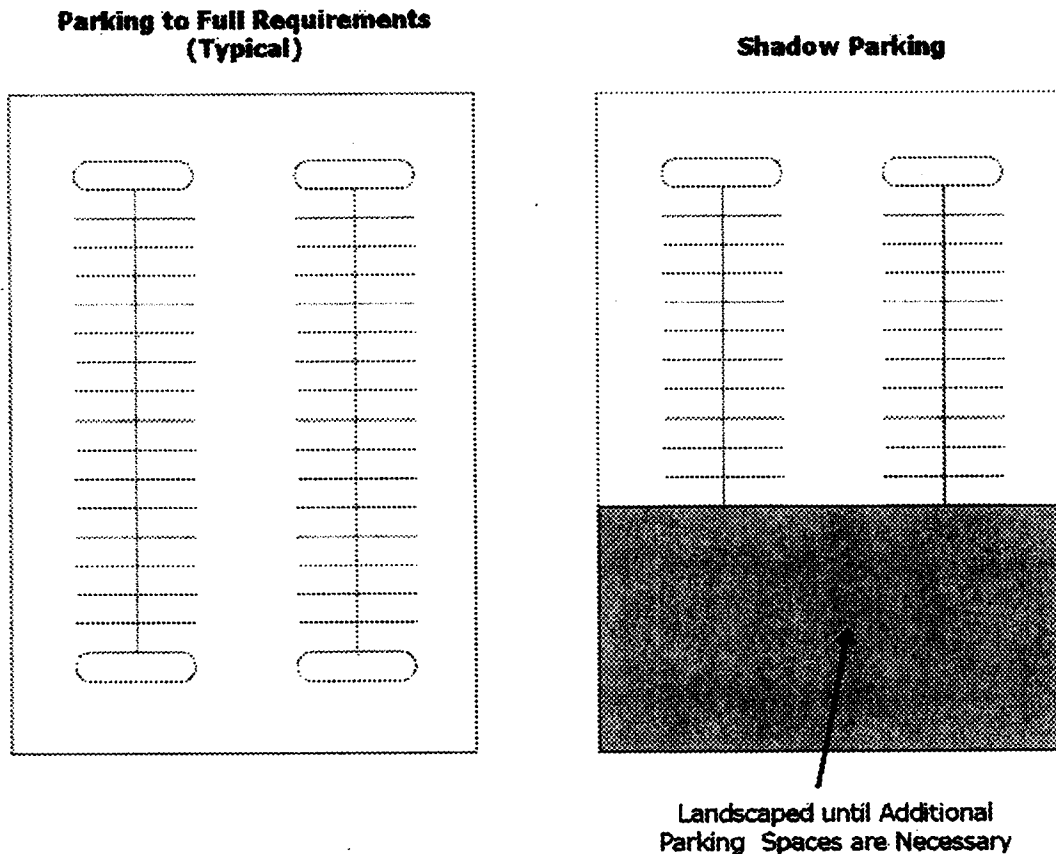
- (i) The provision of off-site parking spaces, shared parking spaces, shadow parking spaces, or an approved alternative as defined in Section 145 (D) is equal to the requested reduction in optimal number of spaces.
- (ii) A reduction of up to ten (10) percent of the optimal number of spaces may be permitted provided that one access point to the adjacent street with the highest traffic capacity is closed. This ten (10) percent shall be a portion of the maximum fifty (50) percent reduction allowed in Section 145 (C).
- (iii) A reduction of up to twenty-five (25) percent of the optimal number of spaces may be permitted provided that two or more access points to the adjacent street with the highest traffic capacity are closed thereby creating only one access point to the street. This twenty-five (25) percent shall be a portion of the maximum fifty (50) percent reduction allowed in Section 145 (C).
- (iv) A reduction of up to one (1) percent of the optimal number of spaces may be permitted for every twenty (20) lineal feet of street frontage where a four (4) foot wide paved sidewalk will be created. There shall be no more than a ten (10) percent reduction permitted as a portion of the maximum fifty percent reduction and all such sidewalks shall be built to the design standards as required by the Hamilton County Subdivision Regulations.

(D) Alternative Parking

(1) *Shadow Parking*

A portion of the required parking spaces may remain landscaped and unpaved or paved with pervious pavers provided that the parking and unpaved areas complies with the following standards and is authorized in accordance with Section 145 (C). See Figure 145-C.

Figure 145-C



- (a) The Parking and Loading Plan submitted with the zoning certificate application shall denote the location and layout of that portion of the parking area that currently is deemed unrequired. The Plan shall indicate that the “shadow” parking spaces will be constructed according to these regulations in the event that the Director of Development Services determines at any time that all or any portion of this parking is necessary.
- (b) At no time shall any portion of the required parking area that is so designated for future construction be used for the construction of any structure or paved surface with the exception that pervious pavers may be used to provide temporary parking provided that the pavers allow for grass and other vegetation to grow through the material.
- (c) At no time shall any portion of the required parking or loading that is so designated for future construction as provided herein be considered to be as open space or other non-paved areas required by other provisions of this Article.

- (d) The current owner of record shall initiate construction of the approved "future" parking area(s), as identified on the approved Parking and Loading Plan, within three (3) months of the receipt of a certified letter or a letter through normal postal service (in the event that the certified letter is not accepted) sent to the owner of record from the Director of Development Services, stating that such parking is determined to be necessary.

(2) Shared Parking

A portion of the required parking spaces may be located on an adjacent property if the parking area complies with the following standards and is authorized in accordance with Section 145 (C).

- (a) Shared parking is encouraged and permitted if the multiple uses that the shared parking will benefit can cooperatively establish and operate the facilities.
- (b) Two (2) directional signs directing vehicles to shared parking facilities may be permitted provided that they are each four (4) square feet or less in area.
- (c) The applicant shall have the burden of proof for reduction of the total number of parking spaces and shall document and submit information substantiating their request. Shared parking may be approved if:
 - (i) A sufficient number of spaces is provided to meet the highest demand of the participating uses;
 - (ii) Evidence has been submitted by the parties operating the shared parking facility, to the satisfaction of the Director of Development Services, documenting the nature of uses and the times when the individual uses will operate so as to demonstrate the lack of potential conflict between them.
 - (iii) The shared parking spaces will not be located in excess of 500 feet from the uses they are intended to serve;
 - (iv) A shared parking agreement is submitted and approved by the Anderson Township Attorney or the Prosecuting Attorney, that provides for the rights of the respective parties to use the shared parking areas in a manner adequate to accommodate multiple users or that parking spaces will be shared at specific times of the day (i.e., one activity uses the spaces during daytime hours and another activity use the spaces during evening hours). This agreement shall include

provisions, evidence of deed restrictions or other recorded covenants that ensure that the spaces will be properly maintained during the life of the development.

- (v) The approved shared parking agreement shall be filed with the application for a zoning certificate and shall be filed with the County Recorder and recorded in a manner as to encumber all properties involved in the shared parking agreement.
- (vi) No zoning certificate will be issued until proof of recordation of the agreement is provided to the Director of Development Services.

(3) Off-Site Parking

A portion of the required parking spaces may be located on a separate lot from the lot on which the principal use is located if the off-site parking complies with the following standards and is authorized in accordance with Section 145 (C).

- (a) Off-site parking shall not be used to satisfy the off-street parking standards for residential uses, hospitals, bars (if not incidental to a restaurant), or convenience stores and other convenience-oriented uses. Required parking spaces reserved for persons with disabilities shall not be located in an off-site parking facility.
- (b) Two (2) directional signs directing vehicles to shared parking facilities may be permitted provided that they are each four (4) square feet or less in area.
- (c) No off-site parking space shall be located more than 500 feet from the primary entrance of the use served, measured along the shortest legal, practical walking route. This route may include crossing a right-of-way provided it uses a legal crosswalk.
- (d) Off-site parking areas shall adhere to the regulations of the same or a more intensive zoning classification than that required for the use served.
- (e) In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement shall be required.

- (f) An off-site parking agreement shall be submitted and approved as to form by the Anderson Township Attorney or the Prosecuting Attorney. This agreement shall include provisions, evidence of deed restrictions or other recorded covenants that ensure that the spaces will be properly maintained during the life of the development.
- (g) The approved off-site parking agreement shall be filed with the application for a zoning certificate and shall be filed with the County Recorder and recorded in a manner as to encumber all properties involved in the off-site parking agreement.
- (h) No zoning certificate will be issued until proof of recordation of the agreement is provided to the Director of Development Services.

(4) Other Eligible Alternatives

The Board of Zoning Appeals may approve, as a conditional use, any other alternative to providing off-street parking spaces on the site of the subject development if the applicant demonstrates to the satisfaction of the Board of Zoning Appeals that the proposed plan will meet the purpose of this Article as set forth in Section 141, and will do at least as good a job of protecting surrounding neighborhoods, maintaining traffic circulation patterns and promoting quality urban design than would otherwise result from strict compliance with otherwise applicable off-street parking standards. *Encl. 141*

Sec. 146 Vehicle Stacking Space Requirements

Vehicle stacking spaces for drive through facilities shall be provided according to the following provisions:

(A) Minimum Number of Stacking Spaces

The number of required stacking spaces shall be as provided for in Figure 146-A; see Figure 146-B for illustration of stacking spaces: